110.0	0002	0010.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	936,400 /	936,400
USE VALUE:	936,400 /	936,400
ASSESSED:	936,400 /	936,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
90	-92	WESTMORELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KLOTSONIS KYRIAKOULA-ANTHOULA
Owner 2:	C/O KRITHARAS CHRISTINE
Owner 3:	
Street 1:	147 FAIRVIEW AVE
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	KLOTSONIS NICOLAS--ETAL -
Owner 2:	KLOTSINIS ANTHOUL -
Street 1:	90 WESTMORELAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1976, having primarily Vinyl Exterior and 3660 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	537,400		399,000	936,400
Total Card	0.115	537,400		399,000	936,400
Total Parcel	0.115	537,400		399,000	936,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 255.85 | /Parcel: 255.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	70309
GIS Ref	
GIS Ref	
Insp Date	11/01/18

!8615!

PREVIOUS ASSESSMENT

Parcel ID: 110.0-0002-0010.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	537,400	0	5,000.	399,000	936,400	936,400	Year End Roll	12/18/2019
2019	104	FV	423,700	0	5,000.	393,300	817,000	817,000	Year End Roll	1/3/2019
2018	104	FV	423,700	0	5,000.	302,100	725,800	725,800	Year End Roll	12/20/2017
2017	104	FV	396,100	0	5,000.	285,000	681,100	681,100	Year End Roll	1/3/2017
2016	104	FV	396,100	0	5,000.	262,200	658,300	658,300	Year End	1/4/2016
2015	104	FV	357,400	0	5,000.	245,100	602,500	602,500	Year End Roll	12/11/2014
2014	104	FV	357,400	0	5,000.	225,700	583,100	583,100	Year End Roll	12/16/2013
2013	104	FV	372,700	0	5,000.	225,700	598,400	598,400		12/13/2012

PRINT

Date	Time
12/10/20	23:10:05

LAST REV

Date	Time
02/19/19	12:03:34
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8615

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KLOTSONIS NICOL	60855-394		12/28/2012	Convenience	1	No	No		
	12940-64		2/27/1976		62,900	No	No		Nicolas Klotsonis dod 7/5/2007

USER DEFINED

Prior Id # 1:	70309
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
3/25/2009	Measured	372	PATRIOT
2/1/2000	Measured	264	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	399,000	Spl Credit		Total:	399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1976	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	22.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	22.3	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.04325843
Const Adj.:	1.00989902
Adj $ / SQ:	179.110
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	691654
Depreciation:	154239
Depreciated Total:	537415

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9			BRs: 4				Baths: 2		HB		

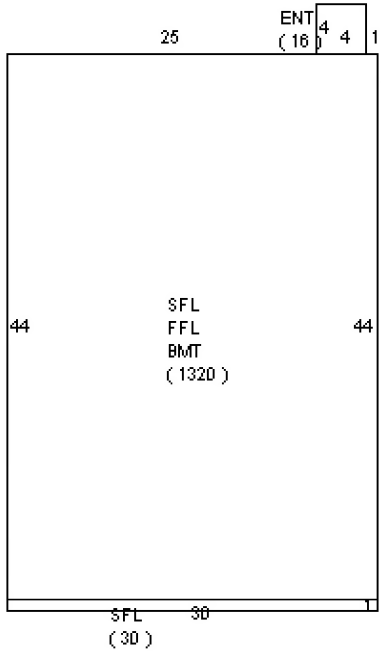
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	4	2	
Totals			
2	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	179.11
Special Features:	0	Val/Su Net:	134.15
Final Total:	537400	Val/Su SzAd	201.27

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,350	179.110	241,798
BMT	Basement	1,320	79.930	105,504
FFL	First Floor	1,320	179.110	236,425
ENT	ENTRY	16	26.660	427

Net Sketched Area:	4,006			Total:	584,154
Size Ad	2670	Gross Are	4006	FinArea	3660

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

110.0-0002-0010.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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